



64 Hunters Row Boroughbridge  
York, YO51 9PE  
£300,000

END 3 BEDROOMED TOWN HOUSE WITH AN ENVIABLE CUL DE SAC POSITION WITHIN A WELL REGARDED DEVELOPMENT IN THE HIGHLY POPULAR AND EVER ACCESSIBLE TOWN OF BOROUGHBIDGE. Forming part of a well regarded Bryant Homes development built over 25 years ago, within walking distance of Boroughbridge amenities, this attractive end town house is arranged over two floors, all set within maturing low maintenance gardens with off street parking and a converted single garage.

Property comprises; Entrance Lobby, Sitting/Dining Room, Fitted Kitchen, Cloakroom WC, First Floor Landing, Principal Bedroom with en-suite Shower Room, Two Further Bedrooms, Family Bathroom. Outside is a generous front garden, driveway providing off street parking for 3 vehicles. South facing rear garden is fully enclosed and features a raised seating area, paved patio and benefits from being very low maintenance. With newly installed UPVC double glazing and gas central heating, this home is well worthy of an early inspection to fully appreciate.

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles, (Distances Approximate.

### Hallway

Entrance hallway approached under a timber canopy with pan tiled roof a composite UPVC part glazed door opens to a staircase lobby with stairs rising to the first floor landing.

### Lounge

14'6" x 9'8" (4.42m x 2.97m)

With a large front facing window and an abundance of natural light, the floor space flows perfectly to the rear of the property, complimented by an adjacent archway leading to;

### Dining Area

9'8" x 7'4" (2.97 x 2.25m)

With bay window overlooking the rear aspect making an ideal space for hosting friends and family.

### Kitchen

11'6" x 8'0" (3.51m x 2.46m)

Slightly extended and reconfigured from the rear of the garage, the fitted kitchen benefits from a range of matt fronted cupboards and drawer units, complemented by roll top preparatory work surfaces with splashbacks.

Integrated AEG fan-assisted self-cleaning oven, separate microwave/grill, warming drawer and electric extractor fan. AEG Induction Hob.

Beneath a double glazed rear window is a 1.5 white ceramic bowl sink unit with side drainer and chrome mixer tap, space for freestanding dishwasher and a further drawer unit containing useful double bin storage.





### **Breakfast / Utility Room**

10'0" x 8'0" (3.05m x 2.45m)

Further wall and base kitchen units in the extended kitchen area along with a breakfast bar and extensive worktops with space and plumbing for a washing machine, tumble dryer and upright fridge/freezer.

### **Cloakroom/WC**

Fully tiled downstairs WC with wash hand basin, under sink storage and mirrored wall mounted cupboard.

### **Storage**

8'0" x 5'6" (2.44m x 1.68m )

### **First Floor Landing**

Airing cupboard housing the hot water cylinder. Loft hatch access. Leading to 3 Bedrooms.

### **Bedroom 1**

11'10" x 9'4" (3.61m x 2.87m)

Benefitting from fitted wardrobes and En-suite Shower Room which has been refitted with a modern double shower cubicle, wash hand basin on a vanity unit with useful wardrobe below, low suite WC.

### **Bedroom 2**

9'8" x 7'8" (2.95m x 2.36m)

With rear aspect fitted with UPVC double glazed window.

### **Bedroom 3**

11'8" x 6'3" (3.58m x 1.93m)

With rear aspect fitted with UPVC double glazed window.

### **Bathroom**

Family Bathroom with a panelled bath and mains shower over, wash hand basin, low suite WC. Part tiled walls with a frosted double glazed window to the rear.

### **Outside**

Outside At the front, you'll find a spacious lawn area, complemented by a driveway that offers off-road parking and leads to an integral store and a former garage with an up-and-over door. To the side, a personal gate provides access to the rear, where you'll discover a fully enclosed, low-maintenance south facing garden featuring a patio – ideal for children and pets alike.

### **Location**

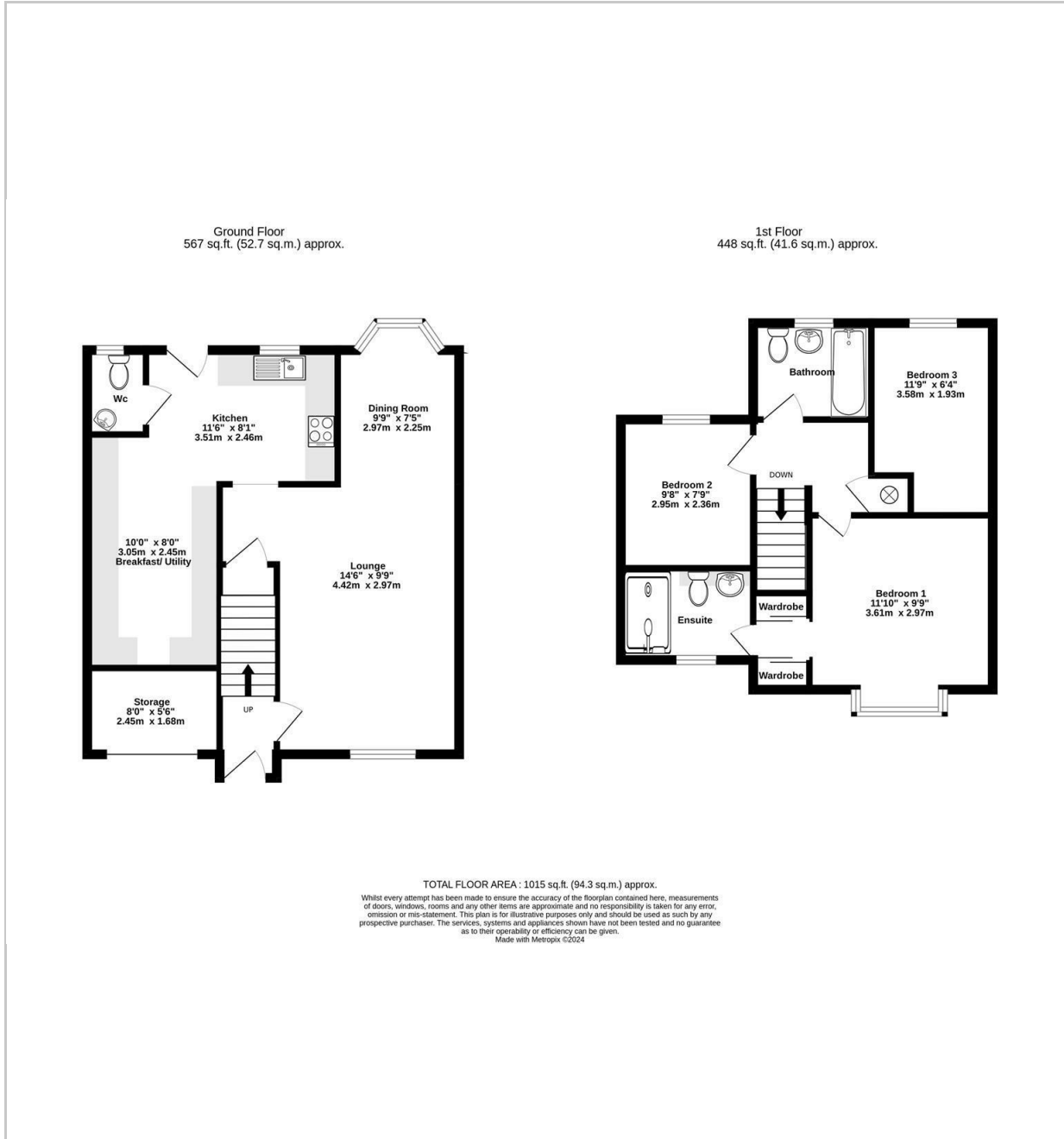
Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

### **Directions**

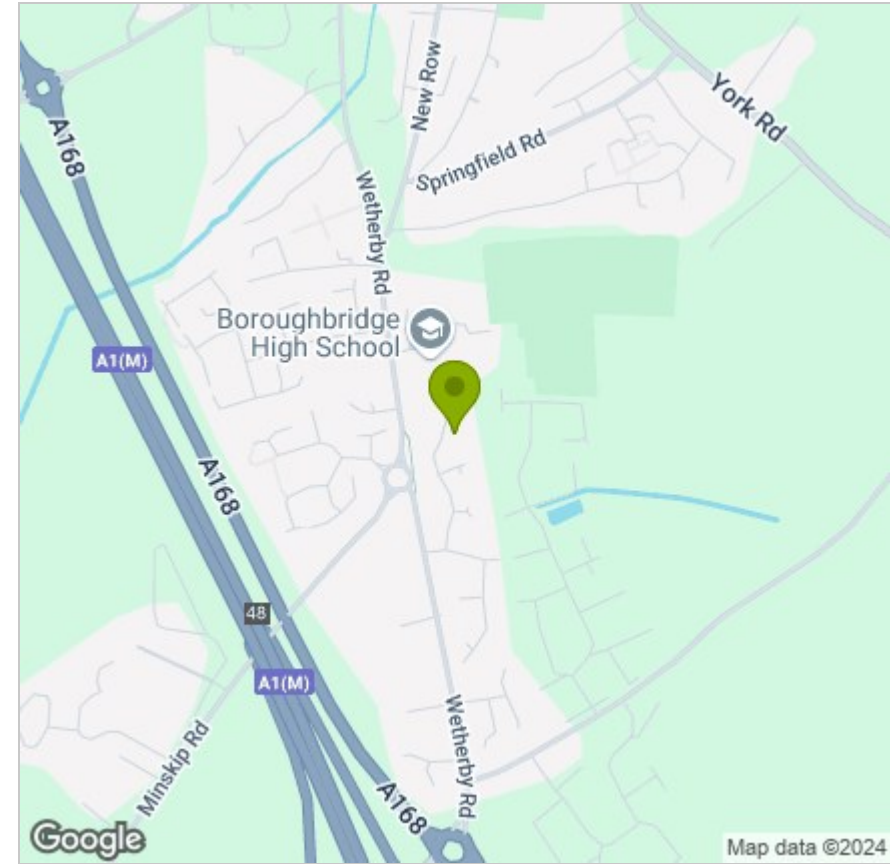
Proceed north along New Row turning left on to Wetherby Road, going straight on at the round about. Take your first left onto The Ridings then follow the road round to the left, taking the second turning on the right where the property can be found on the left hand side.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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